

# EfTEN Kinnisvarafond II AS factsheet

April 30, 2017



## Fund overview

Share ISIN code	EE3100125238
Portfolio manager	EFTEN Capital AS
Share nominal value, EUR	10,0000
Share Net Asset Value, EUR	11,5114
Number of shares	8 071 756
Consolidated asset value, EUR thousand	193 891
Consolidated Net Asset Value, EUR thousand	92 917

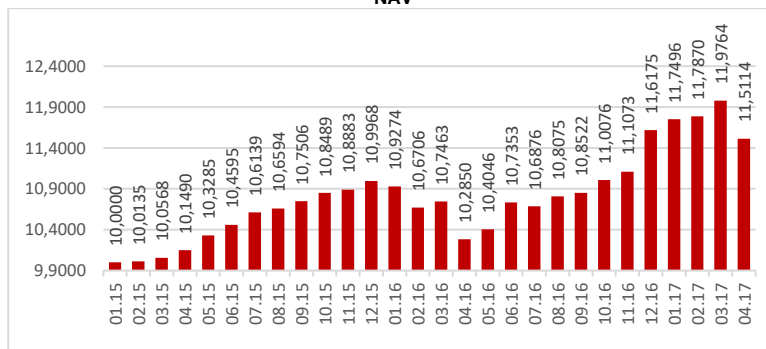
## Portfolio

As at April 30, 2017, EUR thousand	
Land and buildings	179 585
Expected NOI per year	13 337

## Loan capital

As at April 30, 2017, EUR thousand	
Total loan liabilities	93 748
Weighted average debt maturity in years	3,4
Weighted average interest rate	1,41%
Loan to value	52%
Debt Service Coverage Ratio	3,6

NAV



## Investment properties, land and buildings

Property	Address	Type	Acquired	NLA (m <sup>2</sup> )
Radisson Blu Sky Hotel	Tallinn, Råvala 3	Hotel	01.2015	26 262
Duntes 6 Office building	Rīga, Duntes 6	Office	11.2015	12 650
Magistral Shopping Center	Tallinn, Sõpruse pst 201/203	Retail	02.2016	11 720
Domina Shopping Center	Ieriku 3, Rīga (TC DOMINA SHOPPING)	Retail	07.2016	47 493
<b>Total</b>				<b>98 125</b>

## Balance sheet

ASSETS	30.04.2017	LIABILITIES	30.04.2017
<i>€ in thousand</i>			
Cash and cash equivalents	13 172	Borrowings	93 748
Other current assets	1 121	Other liabilities	7 225
<b>Current assets total</b>	<b>14 293</b>	<b>LIABILITIES TOTAL</b>	<b>100 973</b>
Land and buildings	179 585	<b>EQUITY</b>	<b>30.04.2017</b>
Other long-term assets	13	Share capital	83 039
<b>Long-term assets total</b>	<b>179 598</b>	Reserves	408
<b>ASSETS TOTAL</b>	<b>193 891</b>	Retained earnings	9 471
		<b>LIABILITIES AND EQUITY TOTAL</b>	<b>193 891</b>